



Connells

Emerson Court  
Kettering





## Property Description

Perfectly position on the out skirts of Kettering is this beautiful three bedroom detached family home. The property is in a prime location for commuters with the A14 being only a stones throw away along with Kettering Train Station being easily accessible. The property is an ideal family home due to being positioned close to local parks and schools. This property offers a wealth of living space, master bedroom with ensuite, enclosed rear gardens and a driveway with garage.

On entering the property you are greeted by the entrance hall which houses the stairs to the first floor and allows access to both the lounge and kitchen diner. The lounge is of a generous space allowing plenty of room to relax and enjoy time as a family. With the added benefits of the French patio doors leading to the garden allows freeflow between the indoors and outside. The kitchen has been thoughtfully designed with a sleek modern feel whilst allowing ample space to enjoy dining with friends and family. The utility room is a great addition to this property.

The first floor houses the three bedrooms for this property. The master bedroom is a substantial size, boasting built in wardrobes and an ensuite. The further two bedrooms along with the bathroom completes this floor.

Externally of the property is a low maintenance, fully enclosed garden with gated access, perfect for young children and pets. The property also benefits from a driveway and single garage for off street

parking.

## Ground Floor

### Entrance Hall

Entrance door, stairs to first floor.

### Living Room

18' 4" x 10' 2" ( 5.59m x 3.10m )

Window to the front, French patio doors to the side.

### Kitchen / Dining Room

18' 4" x 8' 11" ( 5.59m x 2.72m )

Windows to the front and side, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven and hob with cooker hood.

### Utility Room

External door to the garden, wall and base units with a rolled edge work surface, space for washing machine and tumble dryer, storage cupboard.

## First Floor

### Landing

Window to the rear, airing cupboard.

### Bedroom One

18' 4" x 10' 4" ( 5.59m x 3.15m )

Window to the front and rear, built in wardrobe.

### Ensuite

Window to the front, shower cubicle, wash hand basin, low level WC.

### Bedroom Two

10' 5" x 9' ( 3.17m x 2.74m )

Window to the front and side.

### Bedroom Three

9' x 7' 6" ( 2.74m x 2.29m )

Window to the side.

### Bathroom

Window to the front, bath with shower over, shower screen, wash hand basin, low level WC, tiled walls.

## Externally

### Garage And Driveway

### Rear Garden

Fully enclosed, gated side access, flower bed, patio area, mainly laid to lawn.

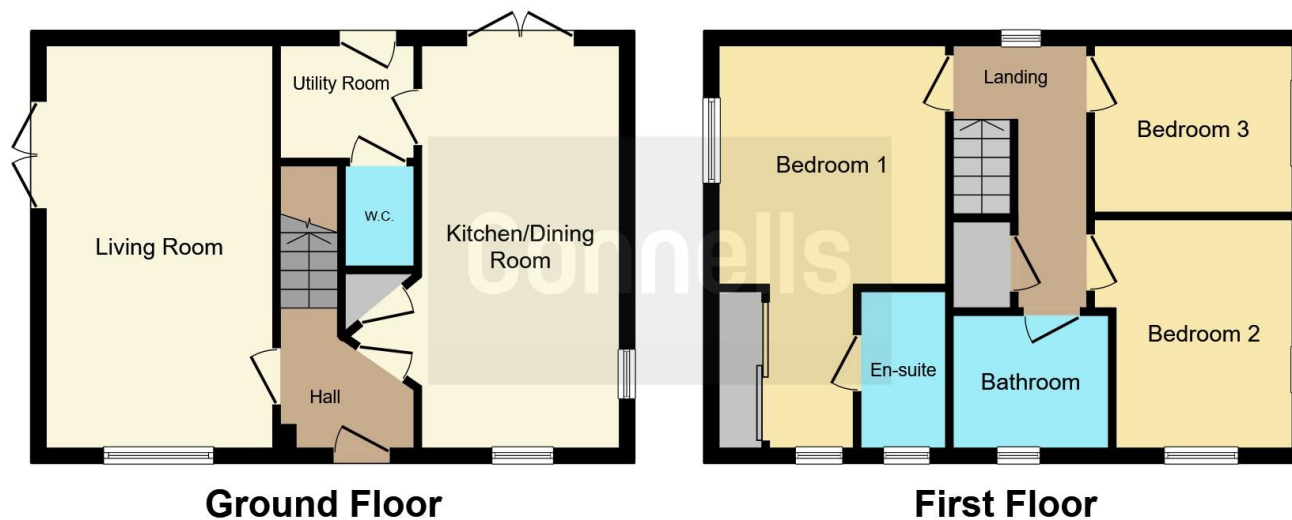












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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